

**CITY OF CHICAGO - ZONING BOARD OF APPEALS**  
**FRIDAY - February 17, 2012**  
**121 N. LaSalle Street - Room 200**

**9:00AM**

**42-12-S                      ZONING DISTRICT: B1-2                      WARD: 47**  
**APPLICANT:** Jonathan T. Brija  
**OWNER:** Slobodan Pavolovic  
**PREMISES AFFECTED:** 1921 W. Irving Park Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed barber shop.

**43-12-S                      ZONING DISTRICT: B3-2                      WARD: 15**  
**APPLICANT:** Doris J. Childs  
**OWNER:** Darryl Flenoy Sr.  
**PREMISES AFFECTED:** 2419 W. Marquette Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

**44-12-S                      ZONING DISTRICT: B1-1                      WARD: 41**  
**APPLICANT:** Jeffrey & Mirushe Worden  
**OWNER:** Same  
**PREMISES AFFECTED:** 6807 W. Higgins Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed hair salon.

**45-12-S                      ZONING DISTRICT: B1-1                      WARD: 6**  
**APPLICANT:** Cherrise Hobson  
**OWNER:** Patrick M. Palmer  
**PREMISES AFFECTED:** 643 E. 75th Street  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

**46-12-S                      ZONING DISTRICT: B1-1                      WARD: 48**  
**APPLICANT:** Senad Rizic  
**OWNER:** Michael David Hecht  
**PREMISES AFFECTED:** 1110 W. Thorndale Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed hair salon.

**48-12-S                      ZONING DISTRICT: B3-1                      WARD: 12**  
**APPLICANT:** Clafel, Inc.  
**OWNER:** GB Property Management Inc.  
**PREMISES AFFECTED:** 3900-06 S. Western Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed tavern.

**49-12-S                      ZONING DISTRICT: B3-5                      WARD: 47**  
**APPLICANT:** A Sharper Image Salon, LLC  
**OWNER:** Aerestate LLC/Alman Ruiz  
**PREMISES AFFECTED:** 1805 W. Irving Park Road  
**SUBJECT:** Application for a special use to permit the establishment of a hair salon.

**50-12-S                      ZONING DISTRICT: B3-1                      WARD: 23**  
**APPLICANT:** Cash America Inc. of Illinois DBA Cash America Jewlry and Loan of Chicago  
**OWNER:** Balance Property Group, LLC  
**PREMISES AFFECTED:** 4556-58 S. Cicero Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed pawn shop.

**52-12-S**                                **ZONING DISTRICT: B3-2**                                **WARD: 47**  
**APPLICANT:** Jack and Ginger's Dog Care  
**OWNER:** John Geroulis  
**PREMISES AFFECTED:** 2559 W. Lawrence Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a dog day care facility (shelter/boarding kennel).

**53-12-Z**                                **ZONING DISTRICT: RS-3**                                **WARD: 26**  
**APPLICANT:** Nicholas LaCalamita  
**OWNER:** Same  
**PREMISES AFFECTED:** 2124-28 W. Race Avenue  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 7.83', reduce the total side yard combination from 10', with neither less than required 4', to 3'7" on the west side and 25' on the east side and to exceed the allowed building height from the required 30' to 32'11" to allow a first floor rear addition and two-story addition with rear open deck to an existing 1 1/2 story single-family residence.

**54-12-S**                                **ZONING DISTRICT: B3-2**                                **WARD: 43**  
**APPLICANT:** Reginella LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 1711-13 N. Halsted Street  
**SUBJECT:** Application for a special use to permit the expansion of an existing tavern to the rear of 1713 N. Halsted Street for an outdoor ground floor patio.

**55-12-Z**                                **ZONING DISTRICT: B3-1**                                **WARD: 10**  
**APPLICANT:** Serbian Eastern Orthodox Church-School Community of St. Simeon Mirotocivi  
**OWNER:** Same  
**PREMISES AFFECTED:** 3735-3757 E. 114th Street/11401-11457 S. Avenue H  
**SUBJECT:** Application for a variation to permit the establishment of a proposed public place of amusement license for a banquet hall located within 125' of a residential zoning district.

**56-12-Z**                                **ZONING DISTRICT: RS-2**                                **WARD: 19**  
**APPLICANT:** Thomas Lopez  
**OWNER:** Same  
**PREMISES AFFECTED:** 10346 S. Springfield Avenue  
**SUBJECT:** Application for a variation to reduce the total side yard combination to 13.17' with the north side setback from 6'-2" to 3-17', and a south side setback of 10', for a proposed detached 2-car garage to an existing single-family residence.

**57-12-Z**                                **ZONING DISTRICT: RS-2**                                **WARD: 19**  
**APPLICANT:** Yaqin Sorensen  
**OWNER:** Same  
**PREMISES AFFECTED:** 10540 S. Whipple Street  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 15.33' and reduce the required south side yard from 4' to 3' to allow a proposed 1-story front open deck to an existing single family residence.

**58-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 33**  
**APPLICANT:** Najat Kakow  
**OWNER:** Same  
**PREMISES AFFECTED:** 4054 N. St. Louis Avenue  
**SUBJECT:** Application for a variation to reduce the south side yard setback to 2' and the north side yard setback to 3'-6", instead of the required combined 12', to allow a two-story day care center.

**60-12-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 8**  
**APPLICANT:** Nigerian Islamic Association, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 8561 S. South Chicago Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed community center with religious prayer gatherings in an existing 2-story building.

**61-12-S**                      **ZONING DISTRICT: M1-2**                      **WARD: 8**  
**APPLICANT:** Nigerian Islamic Association, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 8560 S. South Chicago Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a required accessory off-site parking lot with 96 parking spaces to serve a proposed community center/religious prayer gathering in an existing 2-story building located at 8561 S. South Chicago Ave.

**62-12-S**                      **ZONING DISTRICT: C2-2**                      **WARD: 1**  
**APPLICANT:** Nodarse Family, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 1646-1663 N. Western Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-thru facility to serve a proposed 1-story restaurant.

**63-12-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 25**  
**APPLICANT:** Khalid Siddiqi  
**OWNER:** Same  
**PREMISES AFFECTED:** 1721 S. Paulina Street  
**SUBJECT:** Application for a special use to permit the replacement of an existing gas station kiosk with a proposed 1-story retail gas station mini-mart (existing gas pumps to remain).

**64-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 44**  
**APPLICANT:** New Generation, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 3631 N. Sheffield Avenue  
**SUBJECT:** Application for a variation to reduce the required 36' rear yard setback to zero and the total side yard combination to 6', with neither less than 2.4', to zero on the north side for a proposed 9'-6" height iron fence.

**65-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 26**  
**APPLICANT:** Fullerton Kimball Jewelry & Gold Buyers LLC  
**OWNER:** 3409 Investors, LLC  
**PREMISES AFFECTED:** 3401 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed pawn shop.

**66-12-Z**                                **ZONING DISTRICT: RS-3**                                **WARD: 1**  
**APPLICANT:** Paul Williams  
**OWNER:** Same  
**PREMISES AFFECTED:** 2252 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the required 4.8' total side yard combination to 3.59', with neither less than 2', with a .3' west side yard and a 3.29' east side yard for a proposed rear 1-story addition and a rear second floor addition with a rear open second floor balcony to an existing single family residence.

**2:00PM**  
**67-12-Z**                                **ZONING DISTRICT: RS-1**                                **WARD: 45**  
**APPLICANT:** James Brady and Marianne Brady  
**OWNER:** Same  
**PREMISES AFFECTED:** 6130 N. Legett Avenue  
**SUBJECT:** Application for a variation to increase the maximum floor area ratio by not more than 10% from the required .5 to .6 and to reduce the side yard combination from the required 13.5' to 10.21', with neither less than 5', with the north side setback to be 3.02' and the south setback to be 7.19' for a proposed rear one-story addition, second floor front addition and a second floor rear addition to an existing single family residence.

**68-12-S**                                **ZONING DISTRICT: B1-1**                                **WARD: 31**  
**APPLICANT:** Toan Bao Truong  
**OWNER:** Same  
**PREMISES AFFECTED:** 4434-C W. Fullerton Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed nail salon.

**69-12-S**                                **ZONING DISTRICT: B1-1**                                **WARD: 6**  
**APPLICANT:** DeCaroly Berdell DBA Hair Studio 316 Corporation  
**OWNER:** Clark McClurkin  
**PREMISES AFFECTED:** 316 E. 95th Street  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

**70-12-S**                                **ZONING DISTRICT: B1-2**                                **WARD: 32**  
**APPLICANT:** Jennifer San Juan DBA Chicago Lashes  
**OWNER:** Andy Abitow  
**PREMISES AFFECTED:** 3530 N. Ashland Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

**71-12-S**                                **ZONING DISTRICT: PMD 11**                                **WARD: 25**  
**APPLICANT:** Lakeshore Outdoor Advertising, Inc.  
**OWNER:** LINVIC, LLC  
**PREMISES AFFECTED:** 1838 S. Canal Street  
**SUBJECT:** Application for a special use to permit the establishment of a 672 sq. ft. off-premise advertising sign on the north wall of the subject building.

**72-12-S**                                **ZONING DISTRICT: PMD 11**                                **WARD: 25**  
**APPLICANT:** Lakeshore Outdoor Advertising, Inc.  
**OWNER:** LINVIC, LLC  
**PREMISES AFFECTED:** 1830 S. Canal Street  
**SUBJECT:** Application for a special use to permit the establishment of a 1,500 sq. ft. off-premise advertising sign on the north wall of the subject building.

**73-12-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 35**  
**APPLICANT:** La Caridad Jewelry Inc.  
**OWNER:** Nodarse Family, LLC  
**PREMISES AFFECTED:** 2826 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed pawn shop.

**74-12-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 1**  
**APPLICANT:** Mary Perillo  
**OWNER:** Emily Blackwell  
**PREMISES AFFECTED:** 2704 W. George Street  
**SUBJECT:** Application for a variation to reduce the north side setback to .3" and the south side setback to .6" and reduce the total side setback combination from 4.8' to .9" and to increase the floor area by not more than 15% for a proposed third floor dormer addition to an existing 4-dwelling unit building.

**75-12-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Sergiy Lishchuk  
**OWNER:** Same  
**PREMISES AFFECTED:** 2542 W. Chicago Avenue, Ste. 1  
**SUBJECT:** Application for a special use to permit the establishment of a day labor employment agency on the 1st floor of a 4-story three dwelling unit building.

**76-12-A**                      **ZONING DISTRICT: DX-7**                      **WARD: 42**  
**APPLICANT:** Dearborn Street Investors, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 415 N. Dearborn Street  
**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 100 sq. ft. off-premise changing image sign which is prohibited within 100' of any residential building located in a D District.

**CONTINUANCES**

**333-11-S**                      **ZONING DISTRICT: B1-1**                      **WARD: 19**  
**APPLICANT:** Kimberly Thomas-McDade  
**OWNER:** Patrick Standring  
**PREMISES AFFECTED:** 10735 S. Western Ave.  
**SUBJECT:** Application for a special use to permit the establishment of a proposed beauty salon.

**389-11-S**                      **ZONING DISTRICT: B1-3**                      **WARD: 48**  
**APPLICANT:** Crossroads Broadway, LLC  
**OWNER:** 6105-29 N. Broadway, LLC  
**PREMISES AFFECTED:** 6111-6135 N. Broadway  
**SUBJECT:** Application for a special use to permit the establishment of a drive-thru facility to serve a one-story retail drug store (pharmacy).

**401-11-A**                      **ZONING DISTRICT: B3-3**                      **WARD: 44**  
**APPLICANT:** Outdoor Impact, Inc.  
**OWNER:** Renee Bono  
**PREMISES AFFECTED:** 2835 N. Clark Street  
**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit an off-premise advertising sign which was erected without permits on a pedestrian street and exceeds the permitted amount of square footage for signs.

**402-11-S**                                **ZONING DISTRICT: B3-1**                                **WARD: 41**  
**APPLICANT:** Che Che Hookah Lounge, Inc.  
**OWNER:** Mary Lou Kelley, as Trustee of the Mary Lou Kelley Trust  
**PREMISES AFFECTED:** 7055 W. Higgins Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed hookah lounge.

**01-12-S**                                **ZONING DISTRICT: M1-1**                                **WARD: 14**  
**APPLICANT:** Extra Space Management, Inc.  
**OWNER:** Pulaski WPC Storage (IL) LLC  
**PREMISES AFFECTED:** 4222 S. Pulaski Road  
**SUBJECT:** Application for a special use to permit the establishment of a 24-space outdoor non-accessory parking lot, with 5 indoor required spaces, to serve an existing residential storage warehouse facility.

**11-12-S**                                **ZONING DISTRICT: M1-2**                                **WARD: 29**  
**APPLICANT:** Los Angeles Indoor Soccer Stadium Inc.  
**OWNER:** HT Central Development LLC  
**PREMISES AFFECTED:** 1840 N. Central Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a sports and recreation facility (indoor soccer).

**12-12-Z**                                **ZONING DISTRICT: M1-2**                                **WARD: 29**  
**APPLICANT:** Los Angeles Indoor Soccer Stadium Inc.  
**OWNER:** HT Central Development LLC  
**PREMISES AFFECTED:** 1840 N. Central Avenue  
**SUBJECT:** Application for a variation to permit the establishment of a proposed public place of amusement license for an indoor soccer facility within 125' of a residential zoning district.

**13-12-Z**                                **ZONING DISTRICT: RT-4**                                **WARD: 43**  
**APPLICANT:** Daniel and Pamela Fowler  
**OWNER:** Same  
**PREMISES AFFECTED:** 1124 W. Altgeld Street  
**SUBJECT:** Application for a variation to reduce the required front yard setback from 15' to 9', to reduce the required combined side yard setbacks from 5.6', with neither less than 2.24', to 3.5' total with a 3' west side yard and a .5' east side yard and to reduce the required rear yard setback from 34.86' to 22.67' for a proposed 3-story single family residence with an attached two-car garage with a roof deck.

**15-12-S**                                **ZONING DISTRICT: B3-2**                                **WARD: 32**  
**APPLICANT:** 1649 Damen, LLC DBA "Cesar's Sinful Margaritas"  
**OWNER:** Same  
**PREMISES AFFECTED:** 1649 N. Damen Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a 20'8" x 19' outdoor patio roof deck on the front 2nd floor of an existing building for a proposed 2-story restaurant.

**22-12-S**                                **ZONING DISTRICT: DX-7**                                **WARD: 2**  
**APPLICANT:** South Loop Church  
**OWNER:** 1455 S. Michigan LLC  
**PREMISES AFFECTED:** 1455 S. Michigan Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a 74-seat religious assembly facility located on the first floor of an existing two-story commercial building.

**30-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**  
**APPLICANT:** 28 East Bellevue, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 28 E. Bellevue Place, Garden Unit  
**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**31-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**  
**APPLICANT:** 28 East Bellevue, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 1A  
**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**32-12-S**                      **ZONING DISTRICT: DR- 3**                      **WARD: 42**  
**APPLICANT:** 28 East Bellevue, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 1B  
**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**33-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**  
**APPLICANT:** 28 East Bellevue, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 1C  
**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**34-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**  
**APPLICANT:** 28 East Bellevue, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 2C  
**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**35-12-S**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**  
**APPLICANT:** 28 East Bellevue, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 28 E. Bellevue Place, Unit 3A  
**SUBJECT:** Application for a special use to permit the establishment of vacation rental unit.

**40-12-S**                      **ZONING DISTRICT: RS-3**                      **WARD: 35**  
**APPLICANT:** Aspira Inc. of Illinois  
**OWNER:** CPM Properties, LLC  
**PREMISES AFFECTED:** 2985-95 N. Milwaukee Avenue/3018-32 N. Central Park Ave./3009-15 N. Monticello Ave.  
**SUBJECT:** Application for a special use to permit the establishment of a proposed high school with an on-site parking lot.

**41-12-S**                      **ZONING DISTRICT: RS-3**                      **WARD: 35**  
**APPLICANT:** Aspira Inc. of Illinois  
**OWNER:** CPM Properties, LLC  
**PREMISES AFFECTED:** 3017-25 N. Monticello Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a 24-space off-site accessory parking lot to serve a proposed high school located at 2985-95 N. Milwaukee Ave.